

Submitted November 21, 2011
Approved as of
Date November 30, 2011

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 15-2011
Wednesday, July 13, 2011**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday July 13, 2011.

PRESENT

**John Tyner, Chair
Jerry Callistein
Don Hadley
David Hill
Kate Ostell
Dion Trahan**

Absent: Kathleen Cook

Present: Susan Swift, Director, CPDS
Andrew Gunning, Assistant Director, CPDS
Marcy Waxman, Assistant City Attorney
Jim Wasilak, Chief of Planning
David Levy, Chief of Long Range Planning
Margaret Hall, Planner II
Cindy Kebba, Planner III
Mayra Bayonet, Planner III
Craig Simoneau, Director of the Department of Public Works
Emad Elshafei, Chief of Traffic and Transportation
Peter Campanides, Civil Engineer II
Clark Larson, Planning GIS Specialist

STATUS REPORT

Adequate Public Facilities Ordinance (APFO) Advisory Committee

The chair of the APFO Committee, Julie Palakovich Carr, provided an update on the work of the committee so far. She indicated that the committee is continuing their research and will report back to the Commission with more details at a later date. There were no questions from the Commission.

**ANY INDIVIDUALS WITH DISABILITIES WHO WOULD LIKE TO RECEIVE
THE INFORMATION IN THIS PUBLICATION IN ANOTHER FORM MAY CONTACT THE
ADA COORDINATOR AT 240-314-8100; TDD 240-314-8137.**

REVIEW AND ACTION

Use Permit USE2006-00702, KAMB Limited

Chief of Planning, Jim Wasilak presented an overview of the case, which was previously approved by the Planning Commission on July 2, 2008. The project was known as the Champion Billiards furniture store. Jim indicated that the adjoining property owner (Edmonston Properties, LLC) filed a petition for judicial review. The Court of Special Appeals remanded the application back to the Planning Commission to make additional findings of fact to address the claims of the adjacent property owner. Jim indicated that the Commission may proceed to make the finding based on the existing record established so far, or they may decide to open the public record for additional information.

Assistant City Attorney, Marcy Waxman informed the Commission that a letter has been submitted by the representative of the adjoining property owner, Mr. Jim Parsons, requesting to testify before the Commission.

Jim Parsons, representing the adjoining property owner, addressed the Commission and indicated he did not intend to present new information for consideration, but expressed that he was being denied an opportunity to make argument before the Commission.

After further discussion by the Commission, Commissioner Trahan moved, seconded by Commissioner Callistein, to base the additional findings of fact on the current record. The motion passed 4 to 2, with Commissioners Hadley and Hill voting no, and Commissioner Cook absent.

After further discussion, Commissioner Hadley moved, seconded by Commissioner Trahan, to defer adoption of the finding until the next meeting when staff will come back with additional language to fully address the requisite finding. The motion passed 6-0, with Commissioner Cook absent.

WORK SESSION– Sixth work session on the Draft Rockville Pike Plan

The Commission discussed elements of the multiway boulevard, including alternatives to the draft Pike Plan profile; the concept and impact of a ‘weaving’ traffic pattern through intersections; the impact of on-street parking along the proposed access lanes; the possible location of bus rapid transit (BRT) lanes down the middle vs. along the sides of the corridor; the build-to-line; the width of bicycle lanes; and pedestrian access and crossings along the Pike.

The Commission provided direction to staff to secure general costs associated with constructing alternatives 2, 6 and 9.

The Commission also discussed further revisions to the proposed development principles.

COMMISSION ITEMS

Staff Liaison Report

Andy Gunning provided a brief report on upcoming meeting agendas for the Commission. He also reported that proposed modifications to the Commission's Rules of Procedure are in the meeting packet and will be on the agenda for consideration during the next Commission meeting.

OLD BUSINESS

No Old Business.

NEW BUSINESS

No New Business.

MINUTES

Commissioner Hill moved, seconded by Commissioner Hadley, to approve the Minutes of Meeting No. 10-2011. The motion passed 5-0 (Commissioner Trahan abstained, and Commissioner Cook absent). Commissioner Ostell moved, seconded by Commissioner Callistein, to approve the Minutes of Meeting No.12-2011 as submitted. The motion passed 5-0 (Commissioner Trahan abstained, and Commissioner Cook absent).

FYI Correspondence

No FYI Correspondence.

ADJOURN

The Chair adjourned the meeting at 11:10 PM.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary